#### **LEGAL DESCRIPTION**

(PRIOR TO THIS SUBDIVISION) THE WEST 104 FEET OF TRACT 'A', LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS PAGE 20 RECORDS OF MARICOPA COUNTY, ARIZONA

EXCEPT THE WEST 25 FEET THEREOF

# PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT **RANCHO MIO PROPERTIES**

A PORTION OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,

# CONDITIONS OF APPROVAL: SPD 2003.86

- a. The Public Works Department shall approve all roadway, alley, and utility essement dedications, driveways, storm water retention, and street drainage plans, weter and sewer construction drawings, refuse pickup, and off-site improvements.

- D. Off sile Improvements to bring roadways to current standards include:
  (1) Water lines and fire hydrants
  (2) Sower lines
  (3) Sower lines
  (4) Roadway improvements including streetlights, curb, guiter, blkopath, sidewalk, bus shelter, and related amentes.
- . Fees to be paid with the development of this project include:
- (1) Water and sewer development fees.
   (2) Water and/or sewer participation charges.
   (3) Inspection and testing fees.

- d. All applicable off-site plans shall be approved prior to recordation of Final Substitution Dist
- 2 a. All street dedications shall be made within six (6) months of Council approval
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
- The applicant/lowner shall provide a continuing care condition, covenant and restriction for all of
  the project's landscaping, required by Ordinance or located in any common area on site. The
  CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
- 4. A building permit for <u>Rancho Mio</u> shall be obtained and substantial construction commenced within two (2) years of the date of Council approval or the zoning shall revert to that in place at the time of application, subject to a public hearing.
- 5. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving siste accessing the garages. No changes or modifications to the driving sistes will be allowed without the prior approval of the Engineering Department.
- The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
- 7. The Preliminary and Final PAD and Final Subdivision Plat for Ramcho Mio shall be put into proper engineered format with appropriate signature blanks and recorded with the Manicose County Recorder's Office through the Cut of Temper Development Services Department on or before December 4, 2004. Faiture to record the plan within one year of Council approval shall make the plan mill and vote.

BOOK 705 PAGE 15 OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL 2004 - 1093338 10:18 AM



#### VICINITY MAP

SECTION CORNER

CENTER LINE RIGHT-OF-WAY LINE

PROPERTY LINE
PROPERTY LINE
FOUND CORNER
SET CORNER
SUBDIVISION CORNER

PROPERTY CORNER SET BRASS CAP PER MAG DTL 120-1, TYPE 'B'

LEGEND

UTILITIES

WATER - City of Temps SEWER - City of Tempe GAS - Southwest Cas ELECTRIC - Salt River Project TELEPHONE - qwest IRRIGATION - SRVWUA

**DEVELOPER** RANCHO MIO PROPERTIES, LLC. 1259 South Lola Lane

#### FIRE SAFETY

Tempe, AZ. 480-688-4851

# SITE ADDRESS

1259 South Lold Lone Tempe, AZ.

### FLOOD PLAIN STATEMENT

THIS PARCEL OF LAND LIES WITHIN FLODO ZONE X' AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP ZONE X' HAS BEEN DETERMINED TO BE AN AREA THAT LIES BETWEEN THE 100 YEAR AND 500 YEAR FLOOD BUNNDARIES. COMMUNITY — PANEAR AND 500 YEAR FLOOD BUNNDARIES. COMMUNITY — PANEAR AND 500 YEAR FLOOD BUNNDARIES. FEFFECTIVE DATE: JULY 19, ZOOD.

# **BENCH MARK**

CITY OF TEMPE No. 162 BRASS CAP IN A HAND HOLE AT THE CENTER OF SECTION 25 ELEV OF 1185.05 (Gity of Tempe Datum)

#### CERTIFICATION

#### STATEMENT OF OWNER

RANCHO MIO PROPERTIES LLC, AN ARIZONA LIMITED LABILITY COMPANY, AS OWNER, HAS HERELINTO CAUSED ITS NAME TO BE AFFOZO AND THE SAME TO BE AFFOZO AND THE SOME THE OTHER LIMITED BY A THE SIGHATURE OF THE LIMITED SIGHATIVE OF

RANCHO MIO PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY I Such managing manle

#### **ACKNOWLEDGMENT**

STATE OF ARIZONA COUNTY OF MARICOPA 1

COUNTY OF MARCOPA

ON THIS IF DO TO STATUTE TO THE BOARDER PERSONALLY APPRAIDS DEFORM HE, THE INDERSIGNED NOTARY FUBILIC, WHO ACHIOWAECOED MARCHAECOED FOR ME, THE INDERSIGNED NOTARY FUBILIC, WHO ACHIOWAECOED THAT ME AND ACHIOWAECOED THAT HE AS SUCH OFFICER, EXECUTED THIS INSTITUMENT FOR THE PURPOSES HEREIN CONTAINED.

NOTARY PUBLIC: (IIII) POLITIVE CO MY COMMISSION EXPIRES: <u>ALCHORER ADDE</u>

4.44



### STATEMENT OF OWNER

MARICOPA INVESTORS ALLIANCE, AN AN ARIZONA LIMITED LIABILITY 

MARICOPA INVESTORS ALLIANCE, AN ARIZONA LIMITED LIABILITY



#### **ACKNOWLEDGMENT**

STATE OF ARIZONA )
S.S. COUNTY OF MARICOPA

COUNTY OF MARICOPA 2001 RELIGIOUS APPEARED BEFORE ME, THE UNDERSIGNED MOTARY PUBLIC, WHO ACKNOWLEDGED HARBERT TO BE ... OF MARICOPA INVESTORS ALLIMINES, MARIZONA AND ACKNOWLEDGED THAT HE AS SUCH OPFICER EXECUTED THIS HISTRAMENT FOR THE PURPOSES HEREIGNE CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: WEXTELL WOOD MY COMMISSION EXPIRES: Alcolober 3006





APPROVED BY THE MAYOR AND CAN COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THE

APPROVALS:

9/14/04 DATE

9/15/04 DATE 9/16/04

DEVELOPMENT SERVICES

9/17/04

DS030525 SPD-2003.86 REC03089

5143 5143 899-899-480-1480-1480-1 ENGRS, LTD FAX phone

(D)

BUCHLI ENGRS, CIVIL ENGINEERS

-3 DAVID

DEVELOPMENT Q W RANCHO PLANNED

2003-13 1"=20"

DJB

DJB 8-27-04



1 . 2

